027.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,177,300 / 1,177,300
					USE VALUE:	1,177,300 / 1,177,300
					ASSESSED:	1,177,300 / 1,177,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PLUMB NEELY ANDREW
Owner 2:	AAMODT ELLEN A/METTE
Owner 3:	
Street 1:	64 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GALLANT WILFRED F EST OF -
Owner 2:	-
Street 1:	64 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3236 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	721,500	1,000	454,800	1,177,300
Total Card	0.114	721,500	1,000	454,800	1,177,300
Total Parcel	0.114	721,500	1,000	454,800	1,177,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.83 | /Parcel: 363.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	721,300	1000	4,950.	454,800	1,177,100	1,177,100	Year End Roll	12/18/2019
2019	104	FV	530,400	1000	4,950.	483,200	1,014,600	1,014,600	Year End Roll	1/3/2019
2018	104	FV	530,400	1000	4,950.	352,500	883,900	883,900	Year End Roll	12/20/2017
2017	104	FV	496,300	0	4,950.	307,000	803,300	803,300	Year End Roll	1/3/2017
2016	104	FV	496,300	0	4,950.	261,500	757,800	757,800	Year End	1/4/2016
2015	104	FV	434,800	0	4,950.	255,800	690,600	690,600	Year End Roll	12/11/2014
2014	104	FV	434,800	0	4,950.	210,300	645,100	645,100	Year End Roll	12/16/2013
2013	104	FV	450,200	0	4,950.	200,100	650,300	650,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLANT WILFRED	43622-97		8/30/2004		630,000	No	No		
	14723-590		1/1/1982			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2013	180	Redo Bat	15,000					
4/9/2012	340	Heat App	11,000					gas furnace in the
4/28/2010	362	Siding	10,000					
9/15/2004	896	Redo Kit	20,000			G6	GR FY06	renovate 2 kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
2/21/2009	Meas/Inspect	345	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
11/9/2004	MLS	HC	Helen Chinal
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

PRINT

Date	Time
12/10/20	17:41:18

LAST REV

Date	Time
08/22/17	09:46:30

ekelly

User Acct

18224

GIS Ref

GIS Ref

Insp Date

08/11/17

!2225!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	18224
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE & GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96180397
Const Adj.:	1.01737344
Adj $ / SQ:	166.347
Other Features:	131135
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756335
Depreciation:	34791
Depreciated Total:	721543

COMMENTS

OF=SINK IN TQS FBTH. FFL HEAT=GAS/FHA.
SFL HEAT=GAS/STEAM..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
1	6	3	M
Totals			
2	14	7	

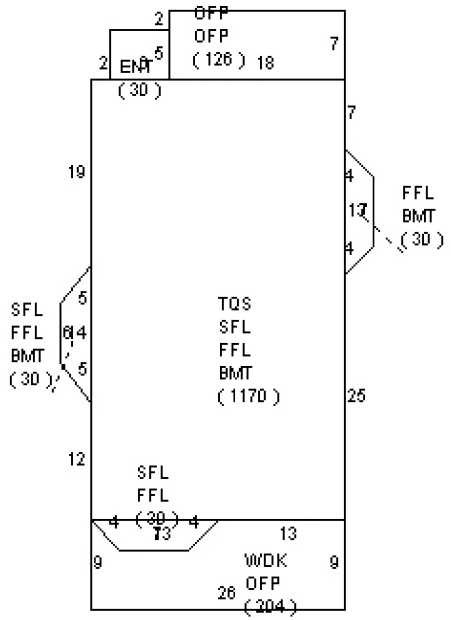
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.35
Special Features:	0	Val/Su Net:	136.44
Final Total:	721500	Val/Su SzAd	214.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	166.350	209,598
BMT	Basement	1,230	49.900	61,382
SFL	Second Floor	1,230	166.350	204,607
TQS	3/4 Story	878	156.370	137,212
OFP	Open Porch	456	20.470	9,333
WDK	Deck	204	11.090	2,263
ENT	ENTRY	30	26.860	806

Net Sketched Area:	5,288			Total:	625,201
Size Ad	3367.5	Gross Are	5580	FinArea	3236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	15		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X30	A	AV	2000	3.29	T	15.2	104			1,000			1,000
2	Frame Shed	D	Y	1	6X12	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000